Karen Johnson Davidson County
Batch# 1013050 DEEDQC
06/09/2023 08 25 46 AM 3 pgs
Fees $17 00 Taxes $0 00
20230609-0043833

This Instrument Was Prepared By:

James Bryan Lewis, Esq.
1300 Division Street
Suite 307
Nashville, TN 37203

This transfer is exempt from real estate transfer tax pursuant to T.C.A. § 67-4-409(a)(3)(D).

Address New Owner	Map-Parcel Numbers	Send Tax Bills To.
Jacquelyn Stephanie Petty 6233 Eatons Creek Road Joelton, TN 37080	21-38	Same as Owner

QUITCLAIM DEED

KNOW ALL PERSONS by these presents that **Jacquelyn Stephanie Petty,** the duly-appointed Executrix, a certified copy of her Letters Testamentary being attached hereto as ***Exhibit A***, of the **Estate of Barbara Luttrell**, the Decedent, which estate is administered in the Probate Court for Davidson County, Tennessee, Case No. 22P-1911, for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, and in connection with the distribution of the estate of the Decedent pursuant to the Decedent's will, which was duly admitted to probate in Davidson County, Tennessee, of record in the Probate Court Clerk's Office for said County, hereby releases, remises forever and quitclaims unto **Jacquelyn Stephanie Petty**, all of the right, title and interest of the Decedent and the Decedent's estate in and to certain real estate in Davidson County, Tennessee, described more particularly as follows:

LAND in the 14th Civil District of Davidson County, Tennessee, being part of Tract No. 4, as shown on survey of the Division of George E. Anderson's Farm, not of record, described according to a survey made by Hickerson and Hickerson Engineer, February 6, 1961, as follows:

BEGINNING in the center of Eatons Creek Road at a point 400 feet North 2 deg. 15' East from the northeasterly corner of the property conveyed to W. T. Johns by deed of record in Book 2539, page 275; and running thence North 87 deg. West 473.2 feet to an iron pin; thence East 475 feet to the center of Eatons Creek Road; thence with the center of said road; South 2 deg. 15' West 100 feet to the beginning, containing 1.04 acres, more or less, exclusive of the area within said roadway.

Being the same property conveyed to Barbara Luttrell by Warranty Deed from Michael Smith and wife, Teresa Gilreath Smith, of record in Book 6948, page 351, Register's Office for Davidson County, Tennessee; the said Barbara Luttrell having since died.

This is improved property known as 6233 Eatons Creek Road, Nashville, Tennessee 37080.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 19th day of May, 2023.

JACQUELYN STEPHANIE PETTY, EXECUTRIX

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jacquelyn Stephanie Petty, Executrix of the Estate of Barbara Luttrell,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that she executed the foregoing instrument as her free act and deed in her capacity as **Executrix of the Estate of Barbara Luttrell** for the purposes therein contained.

Witness my hand and official seal on this the 19 day of May, 2023.

JAMES BRYAN LEWIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

NOTARY PUBLIC

My Commission Expires 7-6-26

EFILED 11/16/22 02:48 ... Clerk

EXHIBIT A

IN THE CIRCUIT COURT OF DAVIDSON COUNTY, TENNESSEE

(PROBATE DIVISION)

LETTERS TESTAMENTARY

TO: **JACQUELYN STEPHANIE PETTY** DOCKET NO: **22P1911**

*It appearing to the Court that **BARBARA LUTTRELL** has died leaving a written Will in which you are appointed **Executrix** and which has been duly approved by the Court; and you having been qualified according to law, and it having been ordered by said Court that Letters Testamentary issue to you;*

*THESE ARE, THEREFORE, to empower you, the said **JACQUELYN STEPHANIE PETTY**, to enter upon the execution of said Will, and take into your possession all of the property, and to make, within **sixty (60) days** from this date, a perfect inventory thereof, and make due collection for all debts, and after paying all the just demands against the Testator, and settling up the business according to law, you will pay over and deliver the property and effects that may remain in your hands, and do all other things that may be required, according to the provisions of the said will and the laws of the land.*

WITNESS, Joseph P. Day, Clerk of the Probate Court, at office, this November 16th, 2022

JOSEPH P. DAY, Clerk

STATE OF TENNESSEE)

DAVIDSON COUNTY)

I, JOSEPH P. DAY, Clerk of the Probate Court of said County, do hereby certify that the foregoing is a true and perfect copy of the Letters Testamentary issued to **JACQUELYN STEPHANIE PETTY** as **Executrix** of the estate of **BARBARA LUTTRELL**, deceased, and I do further certify that **JACQUELYN STEPHANIE PETTY** is still acting **Executrix** of the estate of **BARBARA LUTTRELL** and all acts as such are entitled to full faith and credit as it appears from the official record in my office in Nashville, Tennessee, this the 19 day of May, 2023.

JOSEPH P. DAY, Clerk, D.C.